



The City of Seattle

## Landmarks Preservation Board

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LPB 350/09

### MINUTES

#### Landmarks Preservation Board Meeting

Seattle Municipal Tower

700 5<sup>th</sup> Avenue, 40th Floor

Room 4080

Wednesday, June 17, 2009 – 3:30 p.m.

#### Board Members Present

Stephen Lee, Chair

Marie Strong

Tom Veith

Mollie Tremaine

Meredith Wirsching

Christine Howard

Sean Peterfreund

Mark Hannum

Steve Savage

Vernon Abelsen

#### Staff

Elizabeth Chave

Rebecca Frestedt

Karen Gordon

Genna Nashem

#### Absent

Alyce Conti

Chair Stephen Lee called the meeting to order at 3:35 p.m.

#### 061709.1

##### APPROVAL OF MINUTES

Meeting of May 20, 2009

MM/SC/CH/MS

8:0:0 Minutes approved as amended.

#### 061709.2

##### CERTIFICATES OF APPROVAL

*The first item was taken out of order because applicants for the first agenda item were not present until later in the meeting.*

#### 061709.22

##### Van Vorst Building

413 – 421 Boren Ave N

Proposed revisions to previously approved Final Design

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Janet Dawson, Schnitzer West, explained this was the first part of Amazon.com projects and provided the context of the project. She said the base of the Van Vorst building is concrete with a concrete foundation wall; openings were filled with hollow clay tile. They will remove the hollow clay tile and infill with concrete and then sandblast and seal the entire (old and new) concrete. She explained the emergency generator air intake will be through the attic and will exhaust through the roof and will return parallel to the roof behind the parapet. She said a remote fuel station would be in the opening where the hollow clay tile is.

*Messrs. Abelsen and Peterfreund arrived at 4:45 p.m.*

Mr. Lee explained that ARC reviewed the application and thought it was reasonable.

Ms. Howard and Ms. Tremaine concurred.

Mr. Veith noted that historic portions remain and no additional historic fabric will be lost.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed revisions to the final design, as per the submittal. This action is based on the following:

1. The proposed work does not significantly affect the features or characteristics specified in the Ordinance #121218 because the proposed alterations do not destroy historic materials that characterize the property, and are compatible with the massing, size, scale and architectural features of the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MT/CH            8:0:2    Motion carried. Messrs. Abelsen and Peterfreund abstained.

061709.21

Seattle Department of Transportation

39<sup>th</sup> Avenue S. and S. Dawson St.

(Columbia City District)

Proposed curb expansion and right-of-way improvements.

Rebecca Frestedt explained the proposed curb expansion and bus stop improvements. She said the work includes: expansion of paving area; installation of a bike rack; installation of two circular tree pits for existing trees; installation of a brass compass design inlaid in the sidewalk; installation of a pedestrian light fixture (to match existing in the District); installation of an upright fixture for the historic district sign; relocation of two bollards on Rainier Ave. S.; removal of two bollards to accommodate bus boarding; and, installation of 20' x 4' concrete bus shelter footing. Ms. Frestedt confirmed that the installation of the bus shelter is not part of this proposal. Exhibits included drawings and photographs.

Ms. Frestedt explained that the staff opinion is that the majority of the work is appropriate and sympathetic to the character of the District. The only element that is a point of concern is the amount of brick pavers that will be removed to accommodate the new paving pattern. Staff noted that the pavers, while not historic, contribute to the character of the District. Staff recommended that SDOT retain as many of the brick pavers as possible. Ms. Frestedt said on May 15, 2009 the Columbia City Landmark District Review Committee considered the proposed alterations to the right-of-way at this location. She said the Committee supported the overall concept and made recommendations that have been incorporated into the final proposal.

Jonathan Dong, SDOT, provided an overview of the project and explained the intent to improve the transit stop. He said two transit stops would be consolidated to utilize public space.

Casey Hildreth, SDOT, said the existing brick was cracked and sloping and was in need of replacement. He said this area is a “pinch point” for pedestrians and this project would open up the area more for pedestrians. He said the project will retain existing trees and circular tree pits would be installed. There was discussion about the removal of two bollards and the relocation of two; the current configuration of bollards is too dense and would interfere with bus boarding. Mr. Hildreth explained the footing for the bus shelter would be included in this project but that Metro would come back with a request for approval of the shelter as part of a separate application. He pointed out on the drawing where the shelter would be located. He said this stop is being created as a “gateway”.

Mr. Savage asked why a rectilinear footing was chosen for the shelter and if the radial sidewalk paving pattern could be used for the shelter footing as well.

Mr. Hildreth explained that the plan is to install Metro’s standard shelter footing and added that he would talk to Metro about the design at the base. He stated that the intent was to create contrast with different materials at the gateway.

Mr. Abelsen stated he was not clear about the transition between the proposed pavement and the existing brick. He asked the applicant to submit a section showing the transition for committee or staff review.

Mr. Hannum noted that this corner is the only place with this concentration of brick. He said that the typical pattern is a narrow strip between the sidewalk and the curb.

Public Comment: There was no public comment.

Mr. Abelsen said the applicant responded to Committee’s recommendations. He reiterated his concern of the transition between the new and old concrete.

Mr. Hannum agreed and said the project was straightforward.

Mr. Veith said it fits in with design around it and noted the applicant responded to CCRC. He said that the paving underneath the shelter should be consistent with the radial pattern. Mr. Lee agreed.

In response to a Board member's question, Ms. Frestedt confirmed that SDOT is working with Metro on the project design.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for Street Use. This action is based on the following:

The proposed alterations meet the following sections of the Columbia City Landmark District Guidelines:

**Relevant Code citations**

**SMC 25.20.070** – Approval of changes to buildings, structures and other property

**Relevant Design Guidelines/Specific**

**7. Street Use.** Any work that affects a street, alley, sidewalk, or other public right-of-way, shall be reviewed by the Review Committee and Board. Emphasis shall be placed on creating and maintaining pedestrian-oriented public spaces and rights-of-way. Street trees and other plant materials that add human enjoyment to the District shall be encouraged. Decorative treatments within the sidewalk, including special paving patterns and building entryway tiling shall be preserved. The use of alleys for services and public-oriented activities shall be encouraged.

MM/SC/MH/SS                      10:00      Motion carried.

061709.23

Good Shepherd Center  
4649 Sunnyside Ave N.  
Proposed renovation of the veranda

Kji Kelly, Historic Seattle, passed out materials, photos and material samples and explained the project. He noted there are some structural issues, waterproofing issues and finish and architectural upgrades that will be addressed. He said they will tear off the roof because it is leaking. While tearing off the existing roof membrane and decking they will also tear off and will salvage whatever is possible of the existing fascia boards. He said once everything is opened up they will reconnect the existing columns, existing 6 x 6 posts that are found in four of the columns, to the existing beams that run between the columns and to the existing masonry exterior wall. He said once the structure has been upgraded they will close everything up and will put in new roof sheathing, a new torch-down roof, flashing, fascia boards, and new applied sheet metal gutter to match existing profile. He said they will keep all column plinths at the deck level and will fix vertical checks with bondo patch or screw in plug. He said they will replace 60% of the hand rail; tear off existing deteriorated decking, a small portion of the sub floor and put down new sub floor, new water proof membrane, a new sleeper system and new wood decking that will match the profile of the existing. He showed the proposed paint colors and said the paint colors are historically accurate and all connections will be hidden. He said if they run into wood rot behind the sheet metal they will address it when they get to it and it will be replaced in kind

Public Comment: There was no public comment.

Board Discussion:

Mr. Hannum noted the work needs to be done.

Ms. Tremaine said it would enhance the use of the veranda if the repair work was completed.

Mr. Lee said it was laudable work.

Mr. Abelsen noted the good team on the project, from the owner to the consultants.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed renovation of the west veranda, as per the submittal. This action is based on the following:

The proposed renovation of the west veranda does not adversely affect the features or characteristics specified in Ordinance #111882 as the proposed work meets the following Standard of the Secretary of Interior's Standards for Rehabilitation: Standard # 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MW/SS 10:00 Motion carried.

061709.24

Good Shepherd Center  
4649 Sunnyside Ave N.  
Proposed site alterations to northeast entry

Ms. Chave introduced the project; she said that Historic Seattle owns the building and Parks Department owns the site and the Park.

Andy Sheffer, Parks Dept., explained the alterations to create a pedestrian entrance/access at the northeast entry. He explained the circulation system and what they hoped to implement on the drawing. He said a section of wall at the corner will be demolished and they will bring the grade up to connect with the existing circulation system. He said they will take out sections of the fence between line posts and turn a line post into an end post for clean termination of the fence. He said they will saw cut the cap cleanly perpendicular to the wall and clean off the mortar from the rocks. They will keep the rock on site and will reuse it on the retaining walls. He said they can't build plinths like at the main entry. He said they will meet ADA slope requirements. He went over the drawings with the Board and explained how they would handle the transition area between paths and materials. He said they will not introduce any more plants except for the "sentries" that will be used as plinths. They will not be installing any new lighting on this project. He passed around a detail board for Board review.

Public Comment: There was no public comment.

Board Discussion:

Mr. Lee said ARC reviewed and said it was a good project.

Mr. Veith noted that cutting off the hedge looked incomplete and that ARC suggested turning or softening the hedge to bookend it; he confirmed that the applicant planned to do that with plant “sentries”.

Mr. Sheffer agreed.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed site alterations to the northeast entry, as per the submittal. This approval does not include signage. This action is based on the following:

1. The proposed site alterations to the northeast entry do not adversely affect the features or characteristics specified in Ordinance #111882 as the proposed site alterations to the northeast entry do not destroy historic materials that characterize the property, and are compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior’s Standards for Rehabilitation*.

The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MS/VA

10:0:0 Motion carried.

061709.25

Gas Works Park

Northlake Way

Proposed west entry alterations

Patrick Donohue, Parks Dept., provided context of the site and explained they intended to install the gravel ad hoc parking area in such a way that would fit the Haag Master Plan. He said they proposed a semi-circle as shown in the Haag drawing using lots of Cedars. He said they proposed decorative plants, Beech trees and at the end, removable bollards to keep cars out. Two rain gardens would deal with soggy areas. He said they will set aside enough area for a future sidewalk. The site will be irrigated and will tie into the irrigation system that currently irrigates the northwest corner. He said the Friends of Gasworks Park and Wallingford Neighborhood Association are in favor of the work and helped raise funds.

Ms. Chave said the Board approved the work for the northwest corner project in 2004.

Public Comment: There was no public comment.

Board Discussion:

Mr. Savage said it was a good and fits the original plan.

Mr. Abelsen said it was appropriate and ties in with the original.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed the proposed site alterations to the west entry, as per the applicant's submittal. This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance #121043 as the proposed site alterations to the west entry do not destroy historic materials that characterize the property, and are compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.

The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MH/CH

10:0:0 Motion carried.

### **061709.3**

### **DESIGNATIONS**

061709.31

(former) First United Methodist Church  
801 5<sup>th</sup> Ave.

Kevin Daniels, owner, read from the nomination report (full text available in DON file). He provided for the file the now expired demolition permit for the file record. He said the church met several criteria: C, D, E, and F. The report detailed the history of the congregation as the first church in Seattle and changes over time in Seattle as the church moved with its third and final move at the current site. The church is a well-preserved and highly significant example of a very important historic downtown property type. He said it was a highly noteworthy example of church design influenced by the Beaux Arts Classicism and he went on to detail the architectural features and details. He said James H. Schack and Daniel R. Huntington practiced together briefly from 1907 until 1909 and in addition to this building they were known to have designed several residences, the original Arctic Club Building (Morrison Hotel, 1908-09), the Delamar Apartments (1908-1909) and the Mines Building (a.k.a. Oriental Building) for the Alaska-Yukon-Pacific Exposition (1908). He noted Olaf Hanson, who worked intermittently for the office of Schack. Hanson, a Swedish emigrant who had suffered a complete loss of hearing at the age of ten but went on to study at Gallaudet College in Washington D.C. and the Ecole des Beaux-Arts in Paris, was a skilled draftsman and played a leading role in several organizations that were early advocates for the rights of deaf and hearing-impaired people. He said the building is noticeable from the north and south at various viewpoints along Fifth Avenue and from east a view points. He noted the contrast in scale with surrounding high rise buildings.

Public Comment:

Marrietta Faubert, Seattle Council Federation, spoke in support of designation. Her full letter is in the DON file.

Leanne Olson thanked Kevin Daniels for saving the building.

Char Eggleston thanked Kevin Daniels.

Board Discussion;

Mr. Veith supported designation and said it is a clear case and qualifies for many criteria. He noted the history of the congregation and its association with the general heritage of the City. He said it is distinctive stylistically and is an outstanding work of Schack and Huntington. He said the building was prominent and contrasted with its surroundings when built and it continues to be prominent and contrasts with its surroundings. He agreed with the Staff Report.

Mr. Abelsen supported designation based on the Staff Report and said it is architecturally significant.

Ms. Strong agreed with the Staff Report and supported designation based on criteria C, D, E and F. She thanked the congregation and the Daniels Groups for their support.

Ms. Tremaine supported designation based on C, D, E and F and noted it was remarkable that after years of conflict and challenges this building has finally been designated.

Mr. Hannum supported designation based on C, D, E and F.

Mr. Peterfreund supported designation based on C, D, E and F.

Ms. Howard said it was a great day for the City and thanked all for the support. She supported designation based on C, D, E, and F.

Ms. Wirsching supported designation based on C, D, E, and F and thanked Kevin Daniels. She commented on it being an excellent example of the style and of Huntington and Schack's work. She noted a link to Seattle's history through a religious community and it is exciting to see the evolution of a congregation over time.

Mr. Lee supported designation and said it has been great to be able to vote it as a landmark again; he noted its great story.

Action: I move that the Board approve the designation of the (former) First United Methodist Church at 811 Fifth Avenue a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C, D, E and F, that the features and characteristics of the property identified for preservation include:

2. the exterior of the building (including the concrete stairwell and landing on the east elevation); and,
3. the following interior features of the building: the sanctuary (excluding the pews), the main entrance vestibule, the formal stairwells in the side entry vestibules, the Pastor's Room, the balcony (excluding the pews), the organ and the pulpit



MM/SC/MS/MW

9:0:1 Motion carried. Mr. Savage recused himself.

061709.32 (former) Seventh Church of Christ, Scientist  
2555 8<sup>th</sup> Ave. W.

Char Eggleston, President of the Queen Anne Historical Society, introduced the nomination, prepared by the Queen Anne Historical Society. She then introduced Harlan Thomas's granddaughters, who were present. Ms. Eggleston introduced Jay Kelly, the minister of Seattle Church of Christ, whose congregation bought the building. She noted the work that Larry Johnson did pro bono for this project.

Rev. Jay Kelly said he is one of the ministers of the congregation; their congregation closed on the building's purchase in August 2007. He said the building had been previously scheduled for demolition by the former owners and his congregation came up with the \$250,000 to pay off the previous developer and the previous church was willing to carry a mortgage with this church, 10 year amortization. He said the current congregation is totally committed to preserving the building. He said the previous church made very few alterations and over all the building is as it was.

Queen Anne Historical Society representative Leanne Olson went over the importance of Harlan Thomas's work to the Queen Anne community: She said the Chelsea Apartments, Queen Anne Public Library and the (former) Seventh Church of Christ Scientist; the Amalfi Apartments (drastically altered) and the house he designed for his family in 1906 are all on Queen Anne. She said she toured Thomas' former house and noted the owner has owned the house and lived there since 1953. She said the 90-year old owner said she "loved the house and was addicted to it". Ms. Olson said that is the mark of a good architect, that the house would still have that kind of allegiance to it.

Larry Johnson provided an overview of nomination report (full report in DON file). He noted how well it fits into the neighborhood – you don't know it is there until you come upon it – it is a delightful anomaly. He said the building is in two parts: the main building and the Sunday school. He said there was very little change but noted the plaques that are found in every Christian Science church are gone.

Mr. Johnson addressed the designation standards. He said he didn't think it qualified under A, B, or C. He went through photos of the building and said it met Criterion D because it is atypical to most Christ Scientist edifices and then he went over typical elements. He said Thomas had traveled all over the world and freely drew from historical sources. He said it met Criterion E and went over Harlan Thomas's many buildings and the many architects he collaborated with. He said it met Criterion F and said it is a neighborhood landmark.

Public Comment: Harlan Thomas's grand daughters, Joanne and Edith, shared memories of their grandfather and of their family. They remembered visiting Thomas at his cabin on the Stilaquamish River and said his hobby was painting.

Board Discussion:

Mr. Savage supported designation based on D, E and F and said it is a wonderful building.

Ms. Wirsching supported designation based on D, E, and F and said the photos don't convey the subtle detail of the building.

Ms. Howard supported designation based on D, E, and F and thanked all involved for saving what she described as a "magical" building.

Mr. Peterfreund supported designation based on the Staff Report. He said he was impressed how well it fit into the residential neighborhood.

Mr. Hannum supported designation based on D, E, and F and noted how well it blends in with the neighborhood.

Ms. Tremaine supported designation based on D, E and F and said it is a wonderful addition to Queen Anne and to the City.

Ms. Strong thanked Harlan Thomas's grand-daughters for attending the meeting. She supported designation based on D, E and F.

Mr. Abelsen supported designation based on D, E and F and said it is a remarkable building and noted Harlan Thomas's interpretation of Byzantine style as well adapted and rare in the Pacific Northwest. He noted the good condition of the building.

Mr. Veith supported Criterion D and said it showed the finest finesse in detailing. He said it met Criterion E because it is attractive and its finesse in detail makes it an outstanding example of Harlan Thomas's work. He said it met Criterion F because the scale does match the surrounding neighborhood so well but also because it is impossible to drive by without taking a look. He supported designation based on the Staff Report, D, E and F.

Mr. Lee said it is obvious and it is a wonderful piece of architecture that stands out in the neighborhood. He supported designation based on D, E, and F. He thanked Char Eggleston and Leanne Olson for their fine work.

Action: I move that the Board approve the designation of the Seventh Church of Christ, Scientist, at 2555 Avenue West a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D, E and F; that the features and characteristics of the property identified for preservation include :

- a. The exterior of the building; and
- b. The following elements of the interior:

The main entrance foyer including the two cloakrooms, and the auditorium, including the speaker's platform, and the site.

MM/SC/SS/MS

10:0:0 Motion carried.

**061709.4**

**CONTROLS & INCENTIVES**

061709.41     William Tell Hotel  
2327 Second Avenue

Action: I move to extend the period for consideration of Controls and Incentives at the William Tell Hotel at 2327 Second Avenue for a period of six months.

MM/SC/TV/MH  
10:0:0

061709.42     Naval Reserve Armory  
860 Terry Avenue North

Action: I move to extend the period for consideration of Controls and Incentives at the Naval Reserve Armory at 860 Terry Avenue North for a period of six months.

MM/SC/TV/MT  
10:0:0

061709.43     Seattle Japanese Garden  
1075 Lake Washington Blvd. E.

Action: I move to extend the period for consideration of Controls and Incentives at the Seattle Japanese Garden at 1075 Lake Washington Blvd. E. for a period for a period of six months.

MM/SC/TV/MS  
10:0:0

061709.44     Sorrento Hotel  
900 Madison St.

Action: I move to extend the period for consideration of Controls and Incentives at the Sorrento Hotel for a period of thirty days.

MM/SC/MT/MS  
10:0:0

061709.45     Lake City School  
2611 NE 125<sup>th</sup> Street

Action: I move to extend the period for consideration of Controls and Incentives at the Lake City School for a period of six months.

MM/SC/SP/TV  
10:0:0

061709.46     Washington Hall  
153 14<sup>th</sup> Ave.

Kji Kelley said they closed on Washington Hall and are working to make the building safe. The main intent at this point is to keep varmints and weather out and

to deal with the plumbing, electrical, mechanical and paint. They requested an extension of four months.

Action: I move to extend the period for consideration for Controls and Incentives at the Washington Hall for a period of four months.

MM/SC/TV/CH  
10:0:0

**061709.5      BOARD BUSINESS**

**061709.6      STAFF REPORT**

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator